

## Army Davis, Lewis County Treasurer

### Terms of Sale

The parcels are offered on a “where is” and “as is” basis, and the County makes no representation of warranty, expressed or implied, nor any guaranty of warranty, express or implied, as to the condition of title to any property nor the physical condition of any property or its fitness for any use or purposes. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in the Covenants, Rights, and Restrictions of certain plats, as well as in zoning or other land use controls. Certain parcels may be designated as “open space”, “open area”, “permanent open area”, “common area”, “drainage”, “storm water retention”, or similar designations, and are subject to open space restrictions, which include, but are not limited to prohibitions on placing improvements on such parcels. Bidders are further advised that Lewis County does not warrant or make any express or implied representations regarding the physical condition of any parcel including, but not limited to, whether the parcel is contaminated with hazardous waste or contamination from any source, or whether the parcel is subject to restrictions based on the Lewis County critical areas ordinance or other applicable land use laws or regulations. For any property purchased, it shall be the buyer’s sole responsibility to make a determination whether any such contamination exists or whether the property is restricted in any manner.

These sales may be subject to all special assessment liens of other taxing districts and competing Federal, state or city liens not extinguished by this sale, whether known or unknown. Liens, where known, by the Treasurer, will be announced.

1. All sales are to the highest bidder for **CASH OR CASHIER’S CHECK PAYABLE TO THE LEWIS COUNTY TREASURER.** Bids must be in increments of \$50.00 or more. A stop payment on a cashiers check will void the sale and that individual will be excluded from bidding in future sales.
2. The bidder must be prepared to cover the successful bid at the time the parcel is announced sold. Failure to do so will trigger an immediate resale of the parcel and the defaulting bidder will be excluded from further participation in the auction.
  - Bidders may deposit money with the cashiers to cover potential bids or be prepared to pay when the successful bid is awarded.
  - Any excess cash at the end of the sale will be returned.
  - If the deposited funds are in the form of a cashier’s check and the individual did not purchase any parcels, the check will be returned at the end of the sale.
  - When the deposited funds are in the form of a cashier’s check and the individual did purchase parcels, any overpayment will be returned with your Treasurer’s Deed.
3. No person who is a County employee or officer may bid at this sale, nor may such person bid as an agent or allow any agent to bid on his or her behalf.
4. The real property of any incompetent person may be redeemed at any time within three (3) years after the date of the Treasurer’s Deed is issued.
5. The real property may also be subject to rights to surplus or redemption of the United State of America under Federal law.
6. A Treasurer’s Deed will be issued within thirty (30) days of sale.
7. The owner of record has up to three (3) years to make proper action of claim to any proceeds of sale in excess of the minimum bid. If any parcel ownership is in the jurisdiction of the court (such as probate) excess proceeds will be remitted to the court on behalf of the record owner.
8. Only individuals who complete and sign a bidder registration form are eligible to bid. This registration may be completed at any time before the sale.
9. All bidders will be issued a bidders number. Only bids from bidders who hold up their number will be recognized.
10. Any attendee attempting to interrupt the sale in any way will be removed from the premises and not allowed to return.

Lewis County’s Web address [www.lewiscountywa.gov](http://www.lewiscountywa.gov)

**For questions contact Laura L Rider @ (360) 740-1114**